

AMENDED PLAT AND RECORD OF SURVEY  
FOR A  
BOUNDARY LINE ADJUSTMENT  
OF  
LOTS 20 AND 21  
YOUNG MEADOWS ESTATES II

A SUBDIVISION LOCATED IN SECTION 21  
TOWNSHIP 3 SOUTH, RANGE 8 WEST  
UINTAH SPECIAL BASE AND MERIDIAN  
DUCESNE COUNTY, UTAH

MOUNTAINS WEST RANCHES

P.O. BOX 981990  
PARK CITY, UT 84098

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify that I am Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described parcels of land for an Amended Plat and Boundary Line Adjustment, and that I have set the corners and prepared this plat for the above stated purposes.

NARRATIVE

PURPOSE OF SURVEY: Perform a property survey, set the new property corners, and prepare an Amended Plat and Record of Survey for a Boundary Line Adjustment. BASIS OF BEARING: Taken as North from found corners along the West line of Lot 20 as per subdivision plat.

SURVEY FINDINGS: As shown on plat.  
NOTE: This survey was performed at the request of Mountains West Ranches. It does not insure or guarantee ownership, nor does it show liens or rights of way, recorded or unrecorded.

I further certify that the visible improvements effecting the boundaries of the properties described, are as shown on this plat.

ORIGINAL PROPERTY  
DESCRIPTION

AS PER THAT WARRANTY DEED FOUND IN BOOK A482, PAGE 182  
STATE OF UTAH, COUNTY OF DUCESNE: 1, 1A, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23, Young Meadows Estates Subdivision, Phase 2, according to the official plat thereof as found in the office of the Recorder, Duchesne County, Utah.

NEW PROPERTY DESCRIPTION

STATE OF UTAH, COUNTY OF DUCESNE: Amended Lot 20, Young Meadows Estates, Phase II. Tax I.D. # YME-2-20  
STATE OF UTAH, COUNTY OF DUCESNE: Amended Lot 21, Young Meadows Estates, Phase II. Tax I.D. # YME-2-21

OWNER'S DEDICATION

Know all men by these presents: that I/we the undersigned, warrant ownership of the land described above, and do hereby establish and agree on, and place the common boundary line between the individual lots as shown on this plat.

TREN J. GRANT  
MOUNTAINS WEST RANCHES

ACKNOWLEDGEMENT

State of Utah } ss  
County of Duchesne }

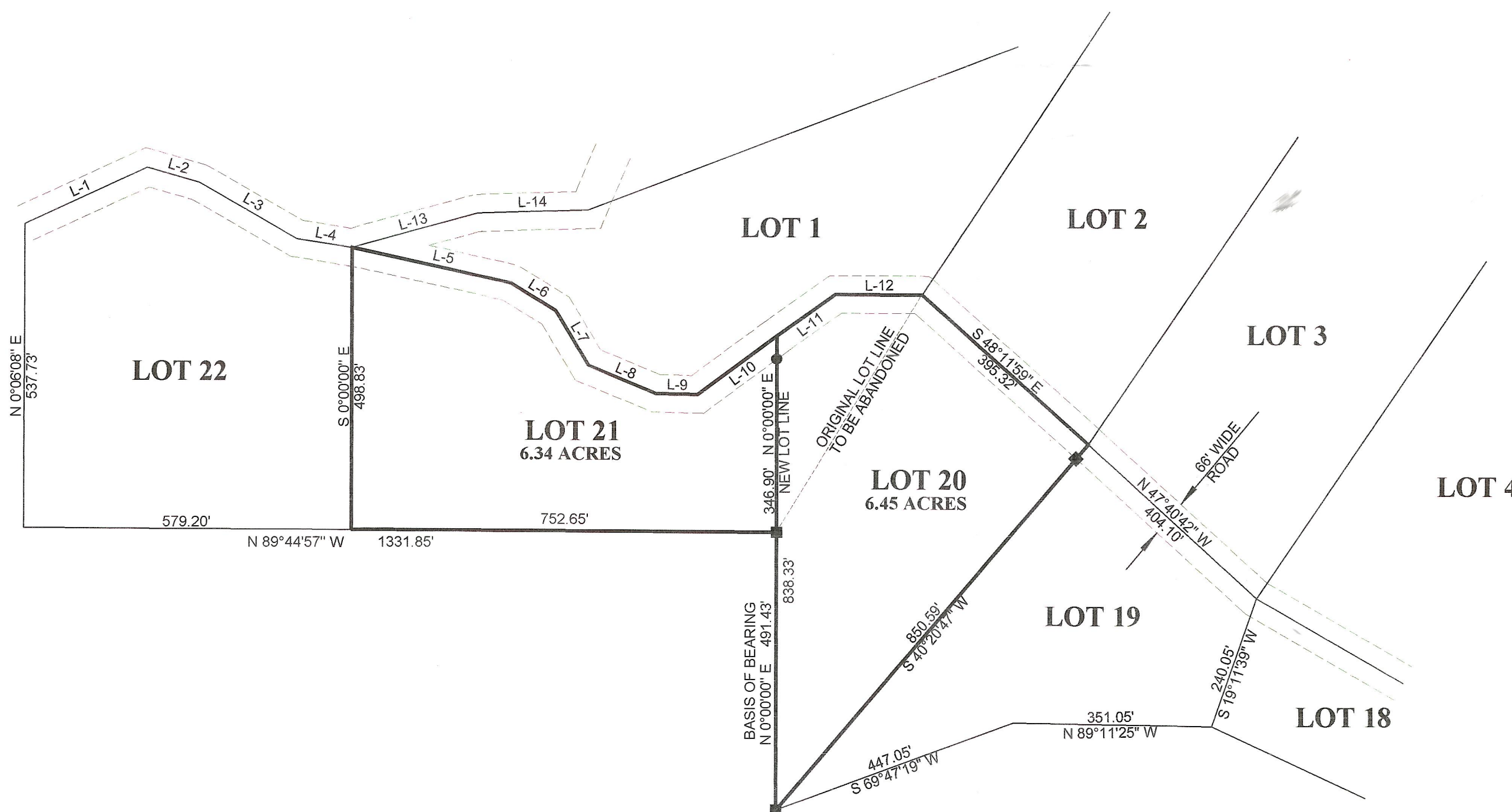
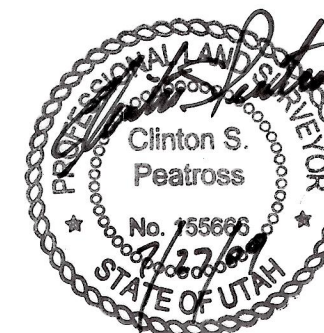
On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
personally appeared before me the signers of the above Owner's Dedication, who duly acknowledged to me that they did execute the same.

My Commission Expires: \_\_\_\_\_ Notary Public

County Surveyor File # 2224

PREPARED BY  
**PEATROSS LAND SURVEYS**  
P.O. BOX 34  
DUCESNE, UTAH 84021  
OFFICE: 435-738-5753 CELL: 435-724-4386  
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 7/10/09	DATE PLOTTED: Monday 7/27/9
SHEET: 1 OF 1	FILE NAME: YOUNG MEADOWS LOT SPLIT	#1053



LINE TABLE

L-1	N 65°13'47" E	237.97'
L-2	S 74°06'19" E	95.31'
L-3	S 60°05'53" E	199.79'
L-4	S 80°59'13" E	98.52'
L-5	S 77°26'47" E	287.32'
L-6	S 58°23'56" E	93.72'
L-7	S 31°12'01" E	112.02'
L-8	S 67°33'30" E	130.26'
L-9	N 88°51'54" E	73.96'
L-10	N 54°21'03" E	172.29'
L-11	N 54°21'03" E	126.77'
L-12	S 89°49'48" E	152.96'
L-13	N 74°34'03" E	229.94'
L-14	N 88°14'26" E	196.05'

DUCESNE COUNTY TREASURER

Property tax clearance approved this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_

Colene Nelson Duchesne County Treasurer

DUCESNE COUNTY PLANNING DIRECTOR

Approved as an Amended Plat and Boundary Line Adjustment this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_

Michael Hyde Duchesne County Planning Director

DUCESNE COUNTY RECORDERS CERTIFICATE

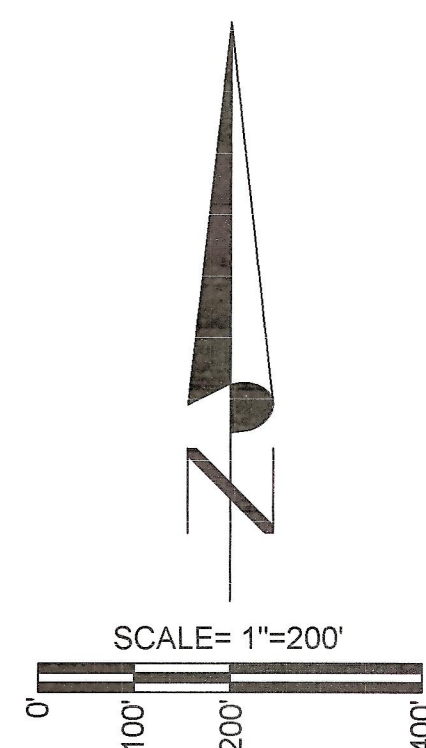
State of Utah } ss  
County of Duchesne }

Filed for recording at the request of \_\_\_\_\_ on this \_\_\_\_\_

day of \_\_\_\_\_, 20\_\_\_\_. Time \_\_\_\_\_ Book \_\_\_\_\_ Page(s) \_\_\_\_\_

Fee: \_\_\_\_\_

Carolyne Madsen Duchesne County Recorder



● = 5/8" X 24" REBAR SET  
■ = FOUND 5/8" REBAR